GSA	Client Proje	ect Agr	eement								
0371	Public Buildings Serv	ice							Versio	on 2.0 March 20	18
Part 2: Client Engagem			ustomer me	eting 1	to discuss st	rategio	rea	uirements pa	ckag	e.	
Purpose: The Client Project											prior to
Part 2: Basic Project II		· ·	,				Ü	•			
Project Name	UAC/ORR										
Project Description	Approximately 109,9	48 RSF and 9	95,607 USF Spa	ace for	HHS/ACF/ORR						
Project Number	9VA2606		Existing OA N								
Agency Bureau Code(s)			_								
Primary Agency Name	HHS										
Agency POC Name	Alfred Cypress		GSA Planning	Manag	er	Kennet	th Shu	limson			
Agency POC Email	Alfred.cypress@psc.	hhs.gov	GSA Planning	Manag	er Email	Kennet	th.shu	limson@gsa.go	v		
Agency POC Phone	202-868-9353		GSA Planning	Manag	er Phone	202-61	L 7-10 3	2			
Building Name (if known)	NA				Draft OA Nun	nber(s)					
Proposed Address	NA										
(if known)					Rexus Project						
Estimated Term (in months	5)	180	# Months Firm		OA Effective I			5/1/2020			
Initial Housing Solution					OA Expiration			4/30/2035			
If initial housing recommer					If extension, v						
what is the proposed lease					Firm Term of	Extensi	on				
Part 2a: Space Type Ir Anticipated R/U Factor	1.15		All in UR		163						
Number of Occupants	587		All III OK								
Square Feet Per Person	0				USF*			RSF	1		
Office Space											
Office Support Spa					0			0			
Special Space Subto	Office and administra	ativo.			95,607			10,665			
Space Type Space Type	Bathrooms	ative		-	17,100 49,618			19,665 57,061	-		
Space Type	Interior Recreation / Multipurpose				13,200			15,180			
Space Type	Classroom				4,400			5,060			
Space Type	Medical Exam				1,200			1,380			
Space Type	Dining and Food Service				4,889			5,622			
Space Type	Receiving/ Storage				5,200			5,980	* This number should re		represent the
Warehouse (WRH)	(occupied or unoccup	oied)			0			0	net sq	uare feet and th	e circulation
			Total Squa	are Feet				109,948	requir	ed for that space	è.
Other (Wareyard)					0						
Antenna (enter # o	•	SI-I-I-	based on But	-: D-	0				D	re and docume	6
Should this Occupancy A	_			_	•			_		re and docume A below in nar	
Requirements: Explain t	ne mission and ope	rational ne	ea; identify a	any uni	que requirem	ients/c	riteri	a	N/C U	A below III IIai	rative.
The requirement is for a pe significant increase in the n 462, transferred responsibil Immigration and Naturaliza operational division of U.S.	umber of unaccompa lities for the care and tion Service to the Dir	nied childrer placement c ector of the	n that have ent of unaccompan Office of Refu	ered the	e United States n children (UAC	o. On Ma c) from t	arch 1 the Co	, 2003, the Hon mmissioner of	neland the	Security Act o	f 2002, Section
Part 2b: Parking Infor											
GOV, Official, and Visitor P		er of Spaces	Secured/Uns	ecured	Reserved/l	Jnreser	ved				
Surface Structured								_			
Employee Parking		or of Chacac	Secured/Uns	ocurad	Reserved/L	Inrocor	vod	_			
Surface		or spaces	Secured, ons	ccurcu	iteserveu, e	Jili eser	veu	Determination	n and		
Structured								-		If yes, please at	tach
Part 2c: Utilization Ra		Reduction	Strategy					<u> </u>			
Planning Manager: Plea Does this project align with Confirm UR Methodology n Does this project provide at Confirm Union Agreement t	the customers currer neets Customer UR St n opportunity for Cost	t RTF plan? andard Savings ove	·			oroach	being	Yes Yes Yes Yes Yes Yes Yes		t. If the client	
Part 2d: Final Space S Explain the PBS proposed st needed. If parameters are services, FIT program, etc)	trategy trategy for the custom	ner for the n						a consolidation	, addr	ess and attach	documents as
scrvices, i ii program, etc)											

Part 2e	e To	ocation and	Delineated Area	Confirmat	ion									
						-1 14		D:		!-				
The DA	WIII C	omprise the co	ounties of Prince Willia	ım, Loudour	n, Fairtax, Ariin	gton, ivi	ontgomery, and	Pri	ince Geo	rge's .				
		Missio	Map a n driven justification a		this agreement this agreement									
Part 2f	: In		le Parameter/Risk											
Schedule	e Par	ameters / Con	straints	`		·								
We have	e an a	ambitious sche	dule.											
Risks / C)ppoi	tunities (high-	level summary)											
Not mee	eting	schedule. Lac	k of product. Regulati	ons, Politica	al consideratio	ns								
Part 2g	g: O	ther Consid	erations											
GSA Pro	cure	d Furniture (if	applicable)			GSA Di	sposal Services N	Vee	ded					
GSA Pro	cure	d Move Suppo	rt Needed			RWA (A	As-is, TI buy-dow	/n, /	Above TI	Allowance)				
Part 2h	n: P	reliminary E	Budget (this section n	nay vary in o	completeness b	ased or	n information ava	ailab	ole or solu	ution sought)*				
		Es	timated Market Rent	Rate	per RSF		Annual Amt			,				
		Shell Rat	te/Fully Serviced Rate		\$0.00		\$0.	.00		Base TI		\$38.95		
			Operating Rate		\$0.00		\$0.	.00		LCI		#N/A		
		Real	Estate Taxes (Leased)		\$0.00		\$0.	.00		Tier		#N/A		
			Total Single Year		\$0.00		\$0.	.00		Amortization	Term	120	Months	
		Es	timated Rent Over Te	rm of Lease	(excluding TIs)		\$0.	.00		Amortization	Rate	2.985	%	
										ARIZONA				
			Funding Type	An	nount		Funding				D\A/	٠		
			TI General		#N/A							A, the customer		
	TI Custom #N/A funds prior to contract award for the scope of the RW other Funding Source would be repaid as part of Rent													
			TI Allowance		#N/A				estimates as part of the CPA are Rough Order of Magnitude					
_			Allowance (if known)		\$0				do not co	nstitute solicita	tion for	RWA funds. The	ese estimates	
То	tal Ir		te/Cost Over TI Term		#N/A		#N	do not include fees.						
	: 1 - 1 :		nctional Cost Estimate		\$0				If a function	onal cost estimate	is used,	the Allowance wil	I zero out.	
В	ullair		ortized Capital (BSAC)		\$0				Fuston Di	aa af Fad	::			
		i i and ivon-i	Rent Funding Sources Funding Source #1		ćo	BA80 -	DIA/A		Enter Pt	irpose of Fund	ing ii k	nown		
			Funding Source #2		\$0		NVVA							
			Funding Source #3		\$0									
	(onsolidation F	Funding (if applicable)		\$0									
	`		Funding (if applicable)		\$0									
			ed Initial Project Cost				stimated Term							
Part 2i	· CP		T (attach delivera		•									
r are zr		/ CITEOREIS	SF-81 or Agency Space		nemes as app	, iica bii				Signed RDA Co	omplia	nce Memo		
			Project Reduces Age		nt					-		tion (if applicab	le)	
Yes - Att	ache	d	Agency Design Guide	, .								(if applicable)	,	
			Agency Standard U/F	Confirmed						Completed FSH Risk Use Permit				
			Agency Unique Requ							Draft OA				
			Lease Cost Analysis (if applicable)					Milestone Sch	nedule			
Part 2i	: Cli	ent Project	Acknowledgemen	nt and Agr	eement									
		•	e acknowledges that t			n the CF	PA is accurate. If	f the	ese requi	rements chang	ge, the	Planning Mana	ger must	
			state that, to the bes						·		-	-		
Tenant	t Ag	ency Agreer	nent											
		, 0												
						1					Date			
Signature	?													
			"	I					I			I		
Printed N	lame	(Agency Design	ated Representative)				1	Title	2					
													-	

GSA/PBS Agreement													
						•					Date		
Signature								DI-	nnina	Managor			
Kenneth	Shul	limson						Pic	Planning Manager				
Printed N	Printed Name (PBS Representative)						Title	Title					
			1		Digita	llv ci	gned by						
			<u> Fric</u>	<u>H</u>	V	•	7				Date	7/24/2019	
Signature]	• • •	Eric H			Soniar Books Officer Cara Tours					TAUMAL
Eric Berger Date: 2019					07.09	36	Senior Realty Officer Sara Towne						
Printed N	ame	(PBS Representa	tive) Berg	er -	18:56:			Title	GSA	Project P	rogra	ım Manage	r (Acting)

Cell: A20

Comment: If the recommendation is anything other than full and open, the LCO must be consulted with and in agreement of the strategy prior to finalizing the strategy.

Cell: A41

Comment: Note items such as:

- 1) adjacency requirements desired/required or restricted
- 2) floor level requirement ex: must be 2nd floor or higher, or must be ground floor
- 3) Set back requirements or site fencing or other unique security needs
- 4) Antenna or other communication requirements
- 5) Sallyports or CarPorts
- 6) Wareyards or Exterior Covered Storage
- 7) Any requirements for large vehicles ex: buses or trailers with ability to pull into the parking lot and exit by driving through to another side (2 entrances/egress in the parking area), Turning radius requirements

Cell: A88

Comment: Use of a Functional Cost Estimate requires an approved regional pricing deviation before being offered as a funding solution to the customer.

If approved, all costs can be amortized in the rent, and no above allowance buy down would be required.



GSA	Client Project Ag	reement				
	Public Buildings Service					Version 2 0 March 2013
Part 2: Client Engagen	nent Complete after initial	customer meeting	to discuss st	rategic requir	ements	
Purpose: The Client Project	Agreement (CPA) serves as the a	agreement from the cu	istomer to secur	e strateg c requi	rements r	o later than 30 months orior to
Part 2: Basic Project I	ACT 1 married					
Project Name	UAC/ORR					
Project Description	Assroximately 109,948 RSF and					
Project Number	9VA 2605	Existing OA Number	(s)			
Agency Bureau Code(s)	.60.					
Primary Agency Name Agency POC Name	HHS Alfred Cycress	CEA Blancing Advance		Kenneth Shullm	0.75	
Agency POC Fmail	Alfred.cypress@isc.hhs.gov	GSA Planning Manag GSA Planning Manag	-	Kerneth shulim		EQ.
Agency POC Phone	202-868-9353	GSA Planning Manag		202-617-1002	aurid-Rag.	But
Building Name (if known)	NA		Draft OA Num			97
Proposed Address	NA '					5.1
if known)			Rexus Project	#:		
Estimated Term (in month:	190	# Months Firm	OA Effective D	Date 5/	1/2020	Vet.
nitial Housing Solution			OA Expiration		30/2035	
finitial housing recommer			If extension, v			
what is the proposed lease			Firm Term of I	Extension		
Part Za: Space Type Ir Anticipated 8/U Factor		41175 4175	153			
Anticipated Byta Factor Sumber of Occupants	1.15 = 537	All in UR	163			
iquare Feet Per Person	0		US2*	R!	SF	
Office Space						
Office Support Swa			G		,	
Special Space Subti			95,607		948	
-1 11	Office and administrative Bathrooms		17,130 49,613		565	
	Interior Recreation / Multipurpo	16.5	13,200	57,1	180	
44444	Classroom	110	4 400	- ,	60	
	Medical Exam		1 200		80	
	Dining and Food Service		4 833	5.6		
Space Type	Receiving/ Storage		5,233	5.9		* This number should represent the
Warehouse (WRH)	(occupied or unoccupied)		0	()	net square feet and the circulation
		Total Square Fee!	95,607	109.	943	required for that space
Other (Wareyord)			0			
Anterna (enter = o			0			
	greement be Non-Cancelable	_	•			Be sure and document reason fo
Requirements: Explain ti	ne mission and operational ne	eed; identify any uni	que requirem	ents/criteria		N/C OA below in narrative
ignificant intrease in thein 132, transferred responsibil mmigration and Naturaliza	rmanent un attompan ed childrer umber of un accompanied childre Ities for the care and placement i tion Service to the Director of the Department of Health and Huma	n that have entered to of unaccompanied alter coffice of Refuges Res	e United States. In onlidnen (UAC)	On March 1, 20 from the Comm	03, the Ho	meland Security Act of 2002. Self- of the
Part 2b: Parking Infor	mation					
GOV, Official, and Visitor P		Secured/Unsecured	Reserved/U	nreserved		
Surface Structured			,			
Employee Parking	Number of Spaces	Secured/Unsecured	Reserved/U	nceserved	68	
Surface	275		,		eterminat	ion and
Structured					Findings	Waiver If yes, please attach
Part 2c: Utilization Ra	te and/or Space Reduction	Strategy	Name I	1,150		lexilled telephone in the least of the least
Planning Manager: Flea	se use the space below to des	cribe the space utiliz	ration rate appi	roach being uti	ized by ti	ne client. If the client is unsure
	•					
	the customers current RTF plan?			Ya	15	
	eets Customer UR Standard			Υ¢	16	
loes this project provide an	opportunity for Cost Savings over	er the life of the occup:	ancy?	Υs		
	a revised workplace standard	Or the Delta of Living		Yε	25	Snool dibe provided by the agency
Part 2d: Final Space 5						
xplain the PBS proposed st needed. If parameters are r	rategy for the customer for the not changing or are braid new, p	iew or angoing occupa- lease notate that as we	ncy needs. If the	e strategy is a co tial to reduce co	insolidațio sts. longei	in, address and attach documents a r terms if lease solution, shared

at little et mobile i skall de mass outde	1 .						
Part 2e: Location and	d Delineated Area C	onfirmation					
The DA will comprise the o	ounties of Prince William	n, Loudoun, Fairfax, Arlini	zton, Montgomery	and Pri	ince George's		
Mind		tached to this agreement					
Part 2f: Initial Sched	articles of the latest and the lates	tached to this agreement		250000	III DANIELE INGRE		
Schedule Parameters / Co							
We have an ambitious sch	edule						
Risks / Opportunities (high	-level summary)						
Not meeting schedule. La	ck of product. Regulatio	ns, Political consideration	15				
Part 2g: Other Consid							
GSA Procured Furniture (if			GSA Disposal Serv				
GSA Procured Move Suppo Part 2h: Preliminary		ni ugai la pagadalance e			Above Ti Allowance)		COLUMN
Property and the property of t	stimated Market Rent	ay vary in completeness b Rate per RSF	ased on information Annual Am		ne or solution sought)"		
	ite/Fully Serviced Rate	\$0.00	OHHUEL AH	\$0.00	Base TI	\$38.95	
	Operating Rate	\$0.00		\$0.00	LC1	#N/A	
Rea	Estate Taxes (Leased)	\$0.00		\$0.00	Tier	#N/A	
Harry Harry	Total Single Year	\$0.00		\$0.00	Amortization Terr	Control of the Control	Months
E	stimated Rent Over Terr	n of Lease (excluding Tis)		\$0.00	Amortization Rate ARIZONA	e 2 985	%
	Funding Type	Amount	Funding		Maharana III and III		7
	Ti General	N/A			If the costs are identified as F funds prior to contract award		
	TI Custom	#N/A			other Funding Source would		-
Above	TI Allowance Allowance (if known)	#N/A \$0			estimates as part of the CPA		
	ate/Cost Over TI Term		do not constitute solicitation for R N/A #N/A do not Include fees.				se estimat
	nctional Cost Estimate	SO SO		1111/11	do not include fees. If a functional cost estimate is us	ed, the Allowance wil	zero put
	ortized Capital (BSAC)	\$0					
TI and Non-	Rent Funding Sources		THE WALLS		Enter Purpose of Funding	if known	
	Funding Source #1	the second secon	BA80 - RWA	_			
	Funding Source #2	\$0				A	
Conselldation	Funding Source #3	1 \$0					
	Funding (if applicable) Funding (if applicable)	\$0 \$0					
	ted Initial Project Cost	the second secon	Over Estimated Te	erm			
Part 21: CPA CHECKLI					AND INCOME AND	THE REPORT OF	Team.
Printed recent Control and Sec. Laboratory and Adv.	SF-81 or Agency Space		S = S -	1000	Signed RDA Comp	sliance Memo	
	Project Reduces Agend	y Footprint			DA Mission Justifi	ication (if applicab	e)
Yes - Attached	Agency Design Guide /				on (if applicable)		
	Agency Standard U/R (sk Use Permit		
	Agency Unique Require Lease Cost Analysis (if		102		ale.		
Part 2j: Client Project	Deliverate of the same and deliverance between the first of the same of the sa	Control of the State of the Sta		W.	Milestone Schedu		
			the CPA is accura-	te. If the	ese requirements change, t	he Planning Mana	ger must
By signing below, all partie							
	ment						SEIO.
Tenant Agency Agree							
Tenant Agency Agree					Da	ite	
	<u> </u>	[
Signature	nated Representative)			Title			
Signature	lated Representative)			Title			
Tenant Agency Agree	ated Representative)			Title			
Signature	ated Representative)			Title			
Signature	ated Representative)			Title			
Signature	ated Representative)			Title			
Signature	ated Representative)			Title			

GSA/PBS Agreement								
				Date				
Signature Kenneth Shuilmson Ko	enneth Shulimson	7/29/19 MABH:	Planning Ma	anager '				
Printed Name (PBS Representative)			Title					
	Fric H	Digitally signed by		Date	7/24/2019			
Signature Eric Berger	D (Eric H. Berger -S Date: 2019.07.09	Senior Realty Officer Sara Towner					
Printed Name (PBS Representative)	Berger -	18:56:52 -04'00	Title GSA PI	oject Progra	m Manager (Acting)			